**Minutes of a meeting of Frome Town Council’s Planning Sub Committee**

Date: Thursday 4th December 2014

Time: 6.10pm

Venue: Saxonvale Centre, Garsdale, Frome, BA11 1RZ

**Present:**

Councillors: Burgess, Golinski, Goldfinger, Bullen, Sprawson-White

**In attendance:**

Members of the public: 3

Member of the press: Claire Wilson

Jane Llewellyn, Planning and Development Officer

Allan Bennett, Planning and Regeneration Apprentice

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| **Minute Ref** | **Agenda Item** | **Action** |
| **2014/086P** | **1 PUBLIC PARTICIPATION** |  |
| **2014/087P** | **2 APOLOGIES FOR ABSENCE**  Apologies for absence were received from Cllrs Moore, Cara Honey ( Mayor for Young People)  **DECLARATION OF MEMBERS INTERESTS**  Declarations of interests were received from Cllrs Bullen and Sprawson-White who declared that their views on any items on this agenda as an FTC Cllr were not necessarily those as their role as a MDC Cllr.  **MINUTES**  The minutes of the Planning Sub Committee meeting held on 23rd October and the delegated decisions from inquorate meeting 13th November were approvedas a true record of the meetings and signed by the Chair. |  |
| **2014/088P** | **3 FOR INFORMATION - MENDIP DC DECISIONS AND ENFORCEMENTS**  Members received for information a list of decisions and enforcements issued by Mendip District Council. |  |
| **2014/089P** | **4 FOR DECISION – PLANNING APPLICATIONS**  Members considered the planning applications and made the consultation responses.  The following applications were raised for discussion:  ID 204  ID 198  ID 203  ID 201  ID 200  ID 202  ID 199  The remaining applications were not raised for discussion and it was recommended that the decision be left to the planning officer following consultation.  The detailed responses are attached at appendix A |  |
| **2014/090P** | **5 DATE OF NEXT MEETING**  January 8th 2015 |  |

* The Chair closed the meeting at 7:25pm

**Appendix A**

|  |  |  |  |  |  |  |  |  |  |  |
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| 197 | 2014/2211/FUL | Frome Police Station Oakfield Road Frome Somerset BA11 4JG | Oakfield | Mr | Erection of 61 no. one, two, three and four bedroom dwellings. Access from Oakfield Road and associated works (re-submission of App. No. 2014/0174/FUL) | DEL | Oliver Marigold | Full Application | 04/12/2014 | See response sent by separate email |
| 198 | 2014/2323/TPO | The Iron Gates Kingsway Precinct 9 King Street Frome BA11 1BH | Market | Pang Moore Partnership | Proposed pruning of a London Plane tree subject to Tree Preservation Order M1330 - create new pollard framework at approx 2m lower than current level - i.e. at approx. 5-5.5m above ground level (consistent with the height above ground of the top of the adjacent sash window in the adjacent flank wall of the Iron Gates building & bottom of the upper storey window of the adjacent flank wall of the Marks and Spencer building. Prune back side branches, shortening their previously truncated lengths by approx. 2m, prune and shape remaining light canopy growth, thin by approx. 15% and raise base of canopy to approx. 2.5m above ground level (as per application details) - repeat on a 3 yearly cycle. | DEL | Bo Walsh | Works / Felling of TPO Trees | 04/12/2014 | Frome Town Council is pleased to see that the tree is being managed rather than felled, however feel that the pruning is rather severe and would prefer the amount of pruning to be reduced |
| 199 | 2014/2314/LBC | The Silk Mill Merchants Barton Frome Somerset | Market | Mr Damon Moore | Works in association with thermal and acoustic improvements to the Gallery/Weaving Shed. | DEL | Carlton Langford | Listed Building Consent | 04/12/2014 | Decision to be left to planning officer following consultation responses |
| 200 | 2014/2310/HSE | 19 Vallis Way Frome Somerset BA11 3BJ | Market | Mr Keith Fowler | To increase the height of the garden wall along Vallis Way from 1m to 1.8m over a 3m length to match the existing garden wall | DEL | Conrad Rodzaj | Householder | 04/12/2014 | Decision to be left to planning officer following consultation responses |
| 201 | 2014/2372/APP | Inspectron, Apex House West End Frome Somerset BA11 3AS | Market | Mr Allen Harle | Application for approval of details reserved by condition 4 (external doors and windows) of planning application 2011/3029. | DEL | Carlton Langford | Approval of Details - Cond | 04/12/2014 | Decision to be left to planning officer following consultation responses |
| 202 | 2014/2400/FUL | The Old Tannery Lower Keyford Frome Somerset BA11 4AR | Keyford | Mr A. Bethell | Alterations to Ground and First floor with Change of use of Second and Third floors from Class B1 to Residential Class C3. | DEL | James U'Dell | Full Application | 04/12/2014 | Recommend refusal - Object to the loss of the commercial/employment use of the upper floors, there is no evidence to suggest that there is no demand for this use. The noise assessment does not appear to be conclusive that there will be no noise impact on the residential element and have concerns over the loss of two parking spaces |
| 203 | 2014/2357/APP | Bennetts Gardens Frome Somerset BA11 4JQ | Oakfield | Mr | Application for approval of details reserved by condition 5 (drainage) of planning application 2013/1177. | DEL | Oliver Marigold | Approval of Details - Cond | 04/12/2014 | Decision to be left to planning officer following consultation responses |
| 204 | 2014/1224/OTS | Saxonvale Frome Somerset BA11 1PR BA11 1PT | Market | Mr, c/o Agent United Kingdom | Demolition of existing building and development of up to 60 residential dwellings, new access, landscaping and all associated infrastructure (as amended by plans received 14th November 2014 and amplified in the agent's letter dated 13th November 2014) | DEL | Oliver Marigold | Outline - Some Matters Reserved | 04/12/2014 | See response sent by separate email |
| 205 | 2014/2358/HSE | 111 Rodden Road Frome Somerset BA11 2AJ | Berkley Down | Ms C Butler | First floor extension on the rear elevation | DEL | Conrad Rodzaj | Householder | 04/12/2014 | Decision to be left to planning officer following consultation responses |

**Responses sent by email**

**197 - 2014/2211 Frome Police Station , Oakfield Road**

In response to the revised application for the Police Station, the town council planning sub committee has the following comments.

Recommend that the application is refused, this application does not overcome any of the refusal reasons on the decision notice.

There is now no provision for affordable housing, which is difficult to accept as 14 affordable units were proposed on the pervious scheme for 64 dwellings yet it is not viable to provide any for 61 dwellings. The current housing crisis is that there is not enough affordable housing and on a site of 61 dwellings there needs to be some affordable housing.

The figures referred to in the transport statement suggest that there was in excess of 200 vehicle movements per day when the courts and police station were in operation, we do not believe that these figures are accurate therefore affecting the findings of the report. Have these figures been confirmed by the police.

Nothing has been significantly changed in the design to address reason 4. The materials and design will have a detrimental impact on the adjacent Conservation Area.

For refusal reason 5, there still does not appear to be any planning obligations. The parking spaces for plots 1&2 appear to only be accessible over land not within the application boundary.

**204 - 2014/1224 Saxonvale Frome**

Refuse - We support in principal the comments of the Civic Society which are further supported by our Traffic Consultant. Frome Town Council are unable to support this application in outline as it is not possible to fully assess the impact of the development in conjunction with the adjoining applications within the Saxonvale site.

We are in principle in favour of housing on this site and would wish the developers to negotiate with Mendip regarding the size of affordable housing to ensure the right type of housing is provided (there is a particular need for 4 bedroom houses). We are also concerned about how the Section 106 contributions for the whole site will be dealt with, in particular regarding the highways contributions, there are proposals form both Frontier and Terramond for how the Gorehedge junction should be dealt with, but unless there is a comprehensive scheme it cannot be guaranteed that either scheme can be achieved through S106 contributions.

When the previous Terramond scheme was being considered, SCC put together a proposal for the Groehedege junction which also included Keyford, which is not included within either the Frontier or Terramond proposals, this area also need to be looked at as part of the highways contribution.